

# Memo

**To:** Stephen Henrichsen - Planning  
**From:** Nick McElvain - LWS  
**Date:** April 15, 2005  
**Subject:** Comp Plan Annual Review 2005

LWS has the following comments on the proposed amendments as follows:

5003 Trails Network - LWS has no comment.

5004 County Future Road Improvements - As LWS seeks to serve growth areas contained in the Comp Plan, and funding for all of the necessary street improvements is uncertain, it is necessary to obtain full ROW widths early in the process, so that the water mains can be located at such a location that future taps will have the least disruption to the new paving and the traveling public..

5005 Fletcher Ave, 14<sup>th</sup> to 27<sup>th</sup> - LWS has no comment.

5006 1<sup>st</sup> to 14<sup>th</sup> Road Changes - LWS has no comment

5007 NW 70<sup>th</sup> & W. Superior - All of the comments contained in the May 22, 2002 memo from Duncan Ross to the City Council are still applicable to this area. In summary, the areas of the proposed development above elevation 1280 cannot be served by the existing system and would require a booster pump. The required 16" mains would be built in the CIP. The 12" mains would be built along with the developments, and would be subsidized by the City. None of these improvements are in the current CIP. The cost of a 16" main is approximately \$500,000 to \$600,000 per mile in 2005 dollars. 3 miles of mains are necessary to provide looping for this entire area. To add these project to the current 6 year plan would require additional rate increases over those currently proposed.

LWS is participating with Engineering Services in the design of the road way paving in Adams from NW 48<sup>th</sup> to NW 63<sup>rd</sup>, and including the design of 16 inch water mains, so that it can be built in conjunction with this arterial paving, whenever adequate funding is found for this project.

5008 Southwest Area - in the area of Coddington, from Pioneers to Old Cheney - A public water main is proposed CIP for S. Folsom from Pioneers to West Denton Road, and in Old Cheney from S 1<sup>st</sup> to SW 14<sup>th</sup>, in the 2009-10. To serve the area proposed, a 24 inch main would be necessary in S. Coddington from W. Van Dorn to Pioneers, and 16

inch mains in east/west arterials, possibly Pioneers and Old Cheney. None of these projects are in the proposed CIP. Providing pressure and flow to these areas will not be difficult with the recently completed Pioneers Pump Station being designed to serve this area.

The cost of a 16" main is approximately \$500,000 to \$600,000 per mile in 2005 dollars. The cost of a 24" main is approximately \$700,000 to \$800,000 per mile in 2005 dollars. 1 mile of 24" main and 3 miles of 16" main are necessary to provide looping for this entire area. To add these project to the current 6 year plan would require additional rate increases over those currently proposed.

- 5009 N 56<sup>th</sup> & I-80 Industrial - northwest of the interchange - this area should be served by the Belmont Pressure District, and cannot be served directly by the existing Low Duty pressure district that will serve the south side of I-80. The Low Duty system can only serve to elevation 1195, and at least 80 per cent of this site is above that elevation. Since this area was not shown in the future service area in the Comp Plan, service to this area was not modeled and future improvements were not projected in the most recent LWS Facilities Master Plan.

To serve this area, it would either require a booster pump or would need to be connected to the Belmont pressure district located west of N 27<sup>th</sup> Street. A booster pump station to serve several square miles north of I-80 between N 56<sup>th</sup> and N 27<sup>th</sup> would run in the ballpark of \$500,000 to \$1,000,000, depending on the total area to be served, plus at least 1.5 miles of 16" main would be required to get service to this area from the Low Duty pressure district south of I-80, at a cost of approximately \$500,000 to \$600,000 per mile in 2005 dollars.. Another option would be to provide water to the north side of I-80 and require the developer to provide his own private in-line booster pump.

At least 3.0 to 3.5 miles of 16" main would be required to get service to this area from the Belmont pressure district, at a cost of approximately \$500,000 to \$600,000 per mile in 2005 dollars. Configuration and location of such a main would also depend on the future of service to the broader area north of I-80.

Both of these potential solutions would cost in the range of 2 to 3 million dollars. Before a final recommendation could be made, the 20 year plan for growth in this area would need to be determined, and a sub area water plan would need to be developed. The current CIP does not contain any funds for additional projects of this nature.

- 5010 40<sup>th</sup> & Rokeby - location of community center - the specific location of the commercial property will not effect the water distribution system. Mains to serve this area are shown in 2005-06 in the CIP.
- 5011 84<sup>th</sup> & Adams - commercial land use on southeast corner - The 16 inch water main in Havelock Ave should be extended to the eastern end of the development. This main is not in the current CIP.

Approximately 0.25 miles of 16" main would be required to serve this area at a cost of approximately \$500,000 to \$600,000 per mile in 2005 dollars. To add this project to the current 6 year plan would require additional rate increases over those currently proposed.

Please note, that in each case above, where a year is shown in the future for the CIP, that such a schedule is totally dependent upon approval of future rate increases to provide financing for the proposed plan.

Please feel free to contact me at 1-5931 if you have any questions regarding any of the above comments.